



FOND DU LAC COUNTY

COMPREHENSIVE PLAN &
FARMLAND PRESERVATION PLAN
PUBLIC INFORMATIONAL MEETING #1
OCTOBER 6 , 2020

Cedar Corporation Staff



Ken Jaworski

Office: (920) 785-7328

Email: ken.jaworski@cedarcorp.com



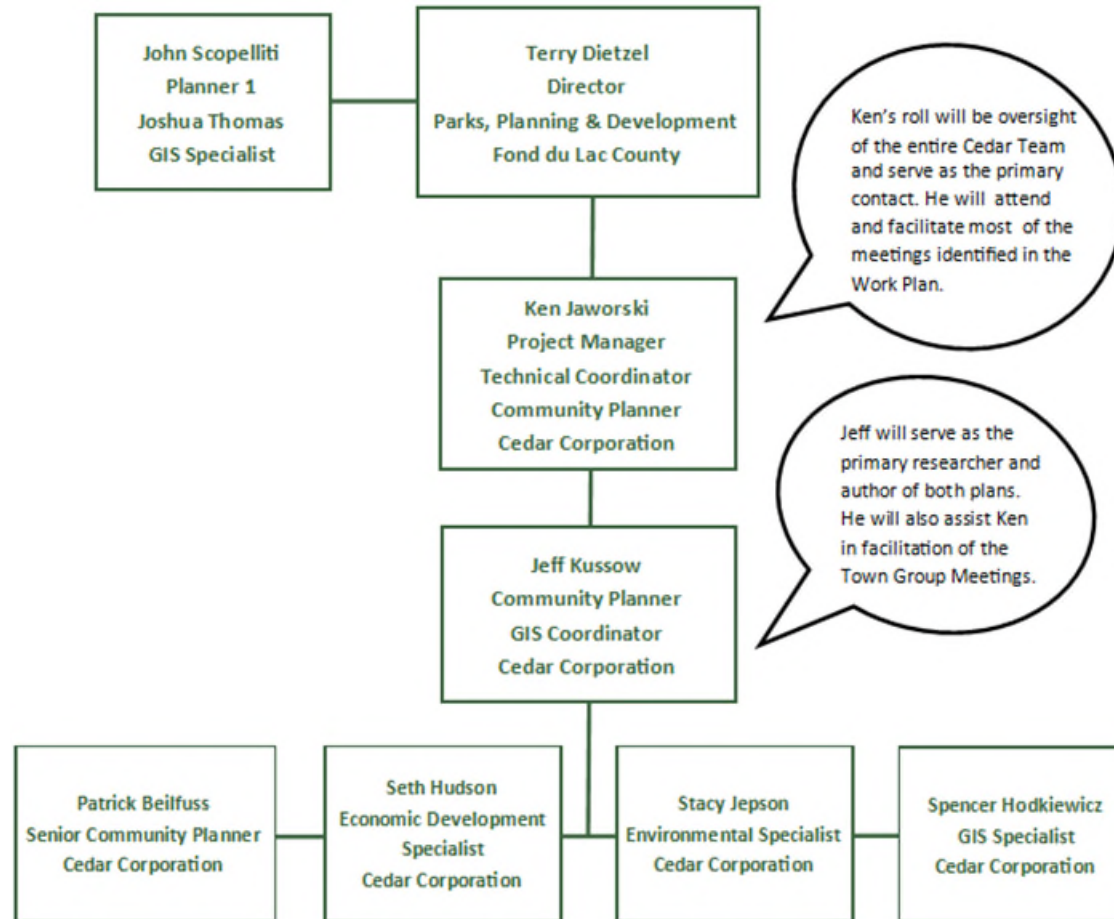
Jeff Kussow

Office: (920) 785-7332

Email: jeff.kussow@cedarcorp.com

Work Plan – Team Responsibilities

Project Organizational Chart



A more detailed breakdown of Cedar staff task responsibilities is listed in the Project Schedule & Timeline within the Work Plan.

Post Proposal
2.7.2020

		2020												2021											
		Cedar Team Members	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct		
Comprehensive Plan Update																									
Phase 1: Project Start Up and Administration																									
1.1 Work with Planning & Development Department on refining the Project Schedule	Ken																								
1.2 Work with the Planning Department on setting meeting schedule	Ken																								
1.3 Prepare a Draft Public Participation Plan. Approval by County required	Ken																								
1.4 Prepare a Comprehensive Plan Outline	Ken																								
1.5 Create a Ad-Hoc Comprehensive Plan Advisory Committee (if Desired)																									
Phase 2: Draft Document Preparation & Research																									
2.1 Update background information on all plan elements	Jeff																								
2.2 Create selected maps for County Comprehensive Plan	Jeff, James																								
2.3 Develop goals, objectives, and policies	Ken, Jeff																								
2.4 Create Future Land Use (FLU) Map based on the Farmland Presv. Plan	Ken, Jeff, James																								
2.5 Incorporate recommendations from other agency plans: WDOT, WDNR, Etc.	Jeff																								
2.6 Incorporate recommendations from other County Departments	Jeff, Ken																								
2.7 Prepare "Draft" Comprehensive Plan. All nine (9) elements	Jeff, Ken & Entire Project Team																								
2.8 Send Draft Future Land Use Map to Towns for final review	Jeff																								
2.9 Revise "Draft" based on comments received from Planning & Dev. Dept	Ken, Jeff																								
2.10 Present "Draft" Plan to the Education, Ag and Rec Committee	Ken, Jeff																								
2.11 Education, Ag & Rec Comm mtg to discuss comments from Public Info Mtg #2	Ken, Jeff																								
2.12 Make revisions to "Draft" Plan to create "Pre-Final" Plan	Jeff, Ken, Patrick																								
Phase 3: Pre-Final & Final Plan Document																									
3.1 Committee Action "Pre-Final" (Recommended Plan)																									
3.2 Make revisions to "Draft" Plan to create "Pre-Final" Plan	Jeff, Ken, Patrick																								
3.3 Hold County Public Hearing on "Pre-Final" Plan	Ken																								
3.4 Develop County Board ordinance for plan adoption																									
3.5 County Board Action on Pre-Final "Recommended" Plan																									
3.6 Make revision to "Pre-Final" if requested by County Board	Jeff, Ken																								
3.7 Deliver Final Plan to County	Ken, Jeff																								
3.8 Transfer digital plan and GIS files to County	Jeff, James																								
Key Meetings																									
Education, Agriculture and Recreation Committee Meetings (4)	Ken																								
Farmland Preservation Plan (FPP) Update																									
Phase 1: Project Start Up and Administration																									
1.1 Create an Ad-Hoc Farmland Preservation Plan (FPP) Advisory Committee																									
1.2 Create Town Groupings for FPP Map reviews																									
1.3 Hold County Public Informational Meeting #1 on the planning process	Ken																								
Phase 2: Data Gathering and Agriculture Trend Analysis																									
2.1 Assess agriculture trends	Ken, Jeff																								
2.2 Assess agriculture markets	Ken, Jeff																								
2.3 Assess the impact of non-farm development on farmland consumption	Ken, Jeff																								
2.4 Discuss the state of ag with Ad-Hoc Farmland Presv Advisory Com. (3 Mtgs)	Ken																								
2.5 Assess infrastructure, processing and transportation needs	Ken, Jeff																								
Phase 3: "Draft" Document Preparation																									
3.1 Review current town Farmland Preservation Plan Maps	Ken, Jeff																								
3.2 Map farmland preservation areas per DATCP standards	Ken, Jeff, James																								
3.3 Develop a "Draft" version of Fond du Lac County Farmland Presv Plan	Jeff, Ken																								
Phase 4: Pre-Final & Final Plan Document																									
4.1 Revise "Draft" based on comments received from Planning & Development Dept	Jeff																								
4.2 Present "Draft" Plan to Ad-Hoc Farmland Presv Plan (FPP) Advisory Committee	Ken																								
4.3 Present "Draft" Plan to the Education, Agriculture and Recreation Committee	Ken																								
4.4 Present "Draft" Plan at Public Informational Meeting #2	Ken																								
4.5 Revise "Draft" based on public comments & direction from Educ Ag & Rec Comm	Jeff, Ken, Patrick																								
4.6 Committee recommendation to submit Pre-Final FP Plan to DATCP for review																									
4.7 Address changes recommended by DATCP and resubmit to DATCP	Jeff, Ken																								
4.8 Prepare for and attend County Board Public Hearing	Ken																								
4.9 Publish and distribute the adopted FP Plan	Jeff																								
Key Meetings																									
Education, Agriculture and Recreation Committee Meetings (2)	Ken																								
Ad-Hoc Farmland Preservation Advisory Committee Meetings (3)	Ken																								
Town Group Meetings (2 Rounds- 6 Meetings total)	Ken, Jeff																								
Public Informational Meetings (2)	Ken																								
County Staff Meetings (2)	Ken																								
Public Hearing/County Board (1)	Ken																								
Project Management																									
Client Correspondence (E-mails, calls, accounting)	Ken, Jeff																								

The Fond du Lac Planning Process Features:

“Planning from the Outside-In”

1. Identifies the immediate AND long term economic value of productive land based on current and historic use. Used to attract investment in agriculture and natural resources.
2. Discusses land resource values with agriculture and rural stakeholders. They select criteria for preservation.
3. Elevates the roll of forested areas, wetlands, natural areas and geological features for timber production, recreational use, eco-tourism, stormwater management, etc. to the same level of other developed land use types.
4. Elevates the importance and future value of the Niagara Escarpment.
5. Maps each selected criteria to show areas of importance.



The Fond du Lac Planning Process :

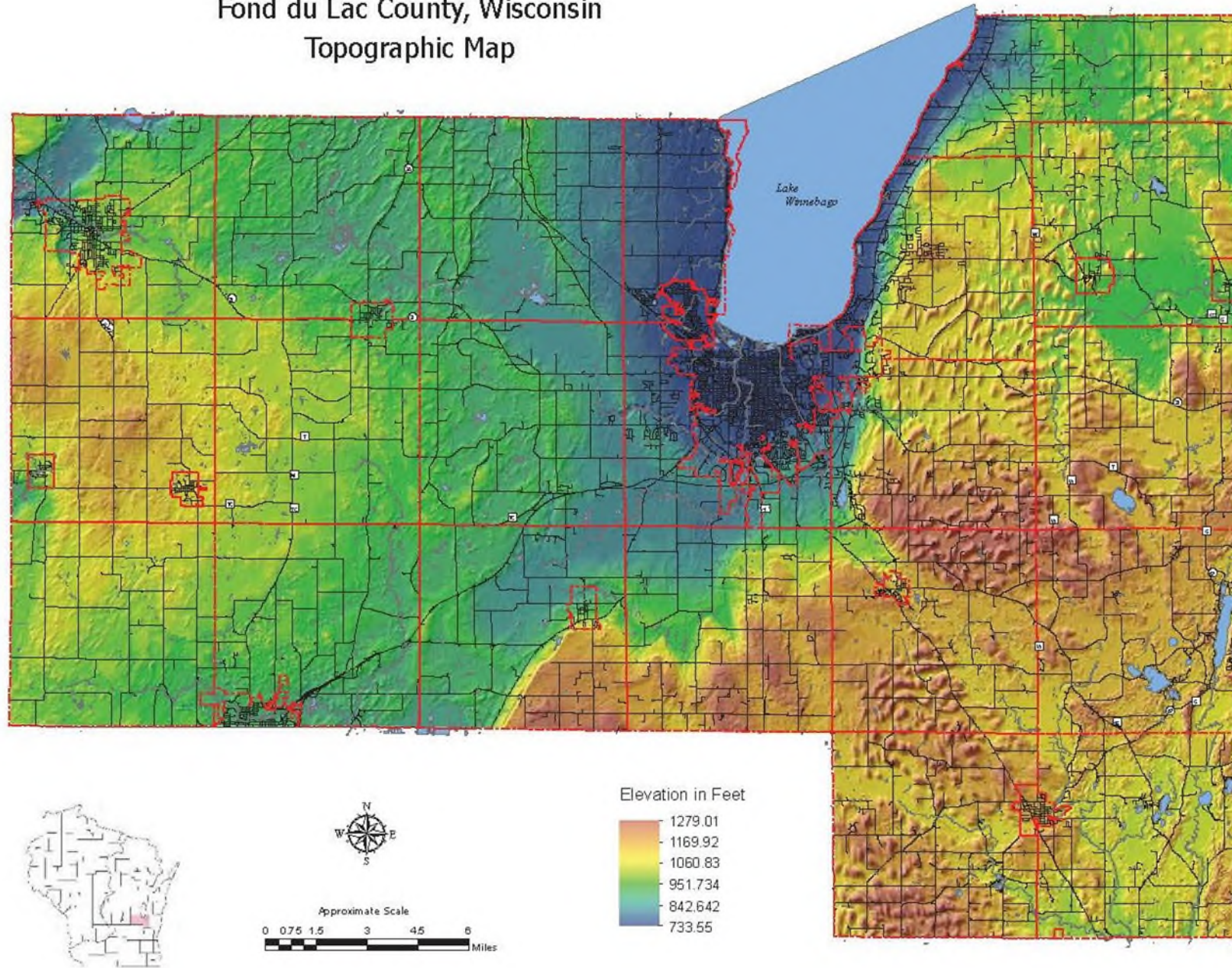
“Planning from the Outside-In”

Priority Resources

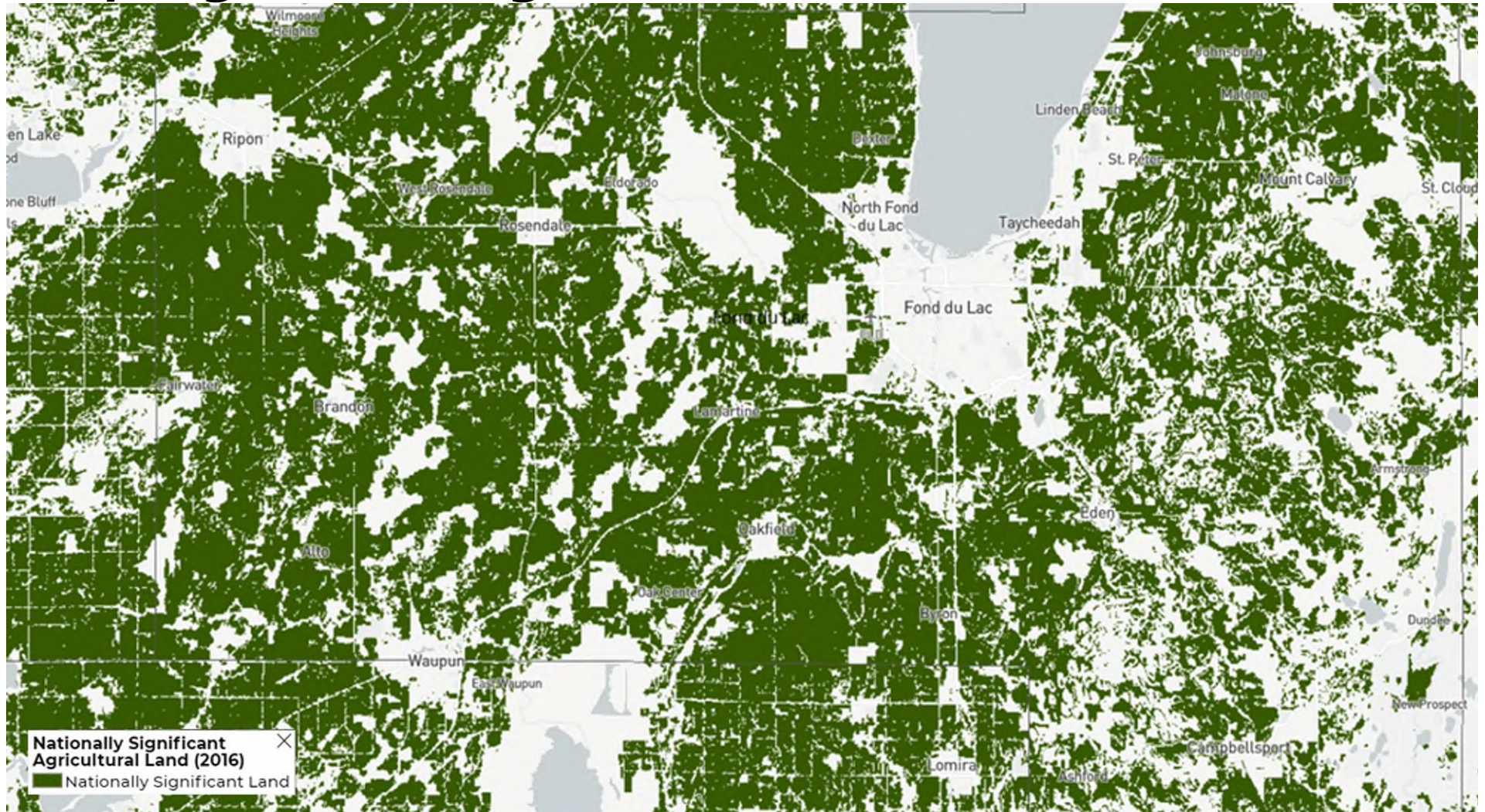
1. Some of the most productive farmland in the entire United States.
2. A prosperous farming economy featuring dairy, grain production, forage crops and commercial vegetables.
3. A globally recognized geological feature: Niagara Escarpment
4. Shoreline of Wisconsin’s largest inland lake: Lake Winnebago
5. Significant State and Federal Lands for wildlife and recreational use. (Kettle Moraine, Eldorado Marsh, Horicon Marsh and Glacial Habitat Restoration Areas)



Fond du Lac County, Wisconsin Topographic Map

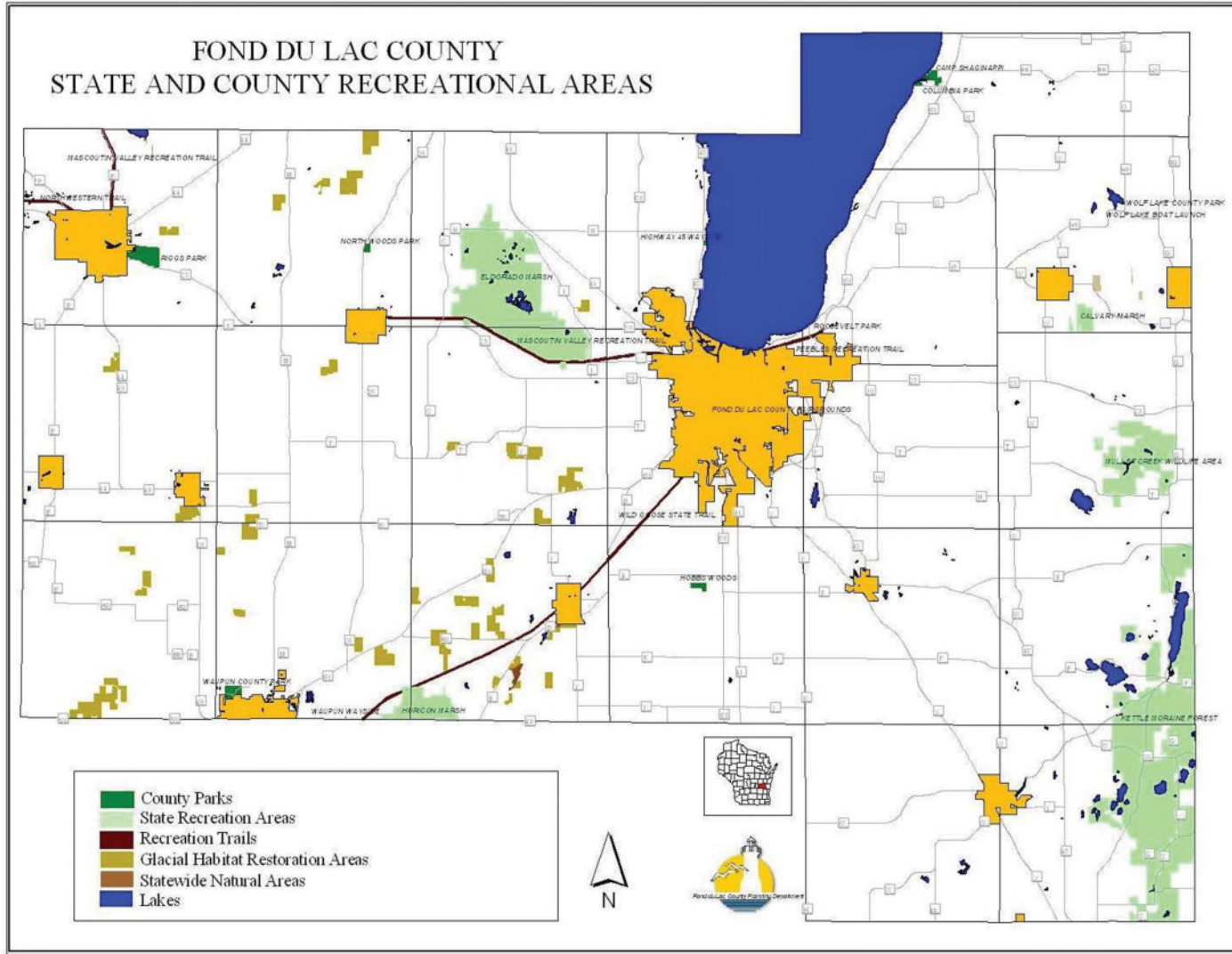


Nationally Significant Agricultural Land in Fond du Lac County



(Source: American Farmland Trust)

FOND DU LAC COUNTY STATE AND COUNTY RECREATIONAL AREAS



Map 3 County and State Recreational Areas

The Fond du Lac Planning Process: Beyond “Planning from the Outside-In”

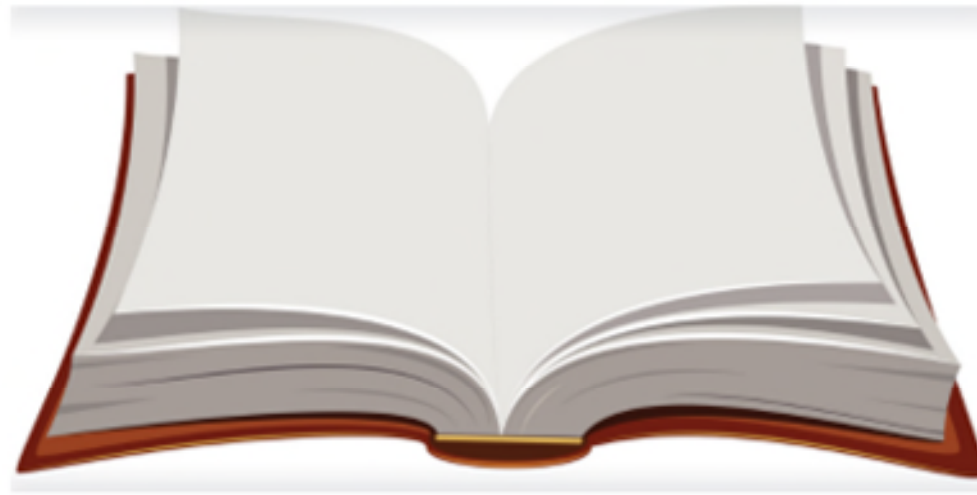


1. More detailed land use planning through comprehensive planning efforts will be undertaken by the 21 towns, nine (9) villages and two cities.
2. The Fond du Lac County Comprehensive Plan and Farmland Preservation Plan will be available as resources to each community.



Comprehensive Plan Defined

A Comprehensive plan means a guide to the physical, social, and economic development of a local governmental unit.



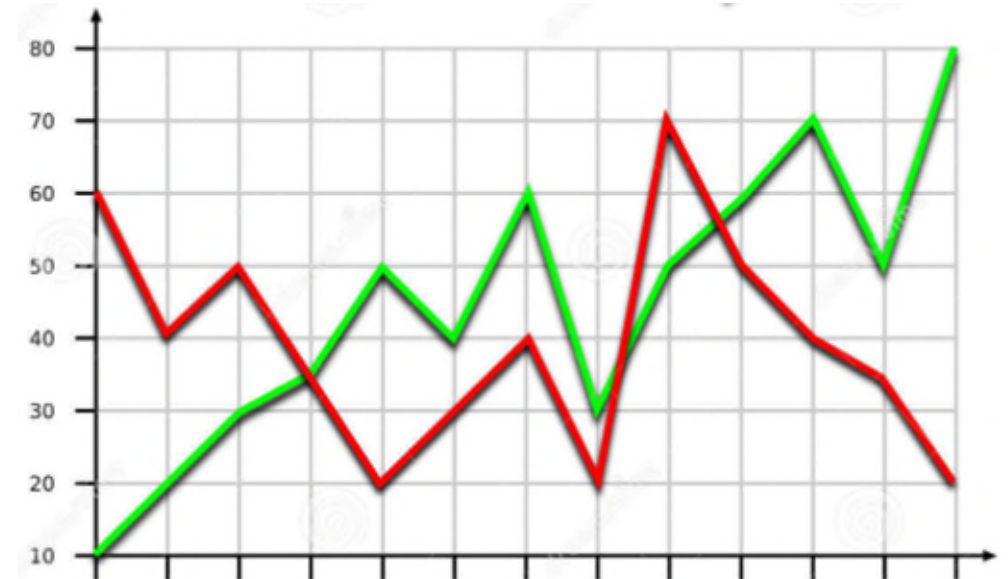
Comprehensive Planning Requirements

- Statewide comprehensive planning requirements signed into law in 1999 as a part of the governor's budget bill.
- §66.1001 required that, starting in 2010, any and all levels of government who make land use decisions must be based on all adopted comprehensive plan as defined in the law (consistency provision for rezones, land divisions, official mapping).
- Can assist with obtaining various grant opportunities for parks, trails, roads and public infrastructure projects by demonstrating need and public support.
- Requires:
 - Development of nine-element comprehensive plan document;
 - A separately developed Public Participation Plan; and
 - Ten-year updates of the plans.



A Comprehensive Plan contains:

- Background information such as demographics, economic conditions, physical resources, land use and more.
- Maps, tables & figures which support the above.
- Goals, Objectives, Policies and Programs.
- Recommendations.
- Future Land Use Map (Land Use Plan).
- Other directives.



The Comprehensive Plan must also address nine elements as defined by Wis. Stats 66.1001:

- Issues & opportunities
- Housing
- Transportation
- Utilities and community facilities
- Agricultural, natural and cultural resources
- Economic development
- Intergovernmental cooperation
- Land use
- Implementation
- Tonight, and through the entire planning process, we are seeking input on the importance and/or needs on any of the above elements.



Planning is NOT:

- An attempt to replace market forces of supply and demand. It helps establish guidelines to manage development.
- Action. A plan is only a guide for action and implementation.
- An instrument of immediate change (no silver bullet). Change will occur incrementally.
- Static or only conducted one time. Good planning requires review based on emerging trends.
- Zoning. A comprehensive plan needs many tools to implement. Zoning is just one of them.



Work Plan – Comprehensive Plan Development

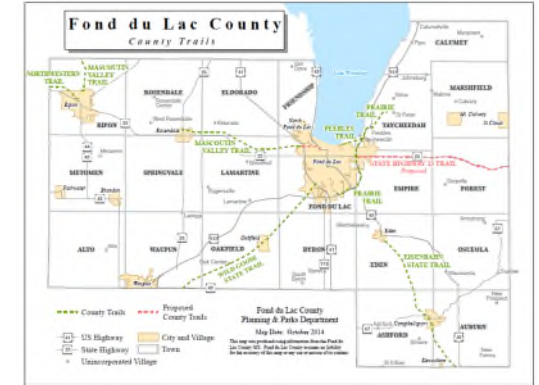
Phase 1: Project Start Up and Administration

- 1.1 Work with the Planning & Development Department on refining the Project Schedule. (Completed)
- 1.2 Work with the Planning & Development Department on setting meeting schedule. (Completed)
- 1.3 Prepare a Draft Public Participation Plan. (Approved by County. Completed)
 - The Project Schedule identifies two public informational meetings as part of the planning process.
 - County Staff maintain a web site that contains the meeting schedule and hosts documents and maps as developed for public review and comment.
- 1.4 Prepare a Comprehensive Plan Outline (Completed)

Work Plan – Comprehensive Plan Development

Phase 2: Draft Documentation Research & Preparation

- 2.1 Update background information on all plan elements (Completed)
- 2.2 Create selected maps for County Comprehensive Plan (Seven Maps Completed)



Eight (8) maps for the comprehensive plan document include the following:

- Fond du Lac Jurisdictional Map. Will show the location of all towns, villages and cities within the County for reference. (Agency and County Data)
- Existing Land Use Map. (Data from ECWRPC. Reviewed by County Staff)
- Future Land Use Map (Developed primarily from the Farmland Preservation Map)
- Natural Features and Public Land Map (Agency and County Data)
- Functional Road Classifications and Traffic Count Map. (WDOT and County Data)
- Emergency Service Area Map –Fire/EMS (Agency and County Data)
- Existing County Service Facilities Map. Will include county parks and trails (County Data)
- Proposed County Projects Maps. Will include planned county buildings, highways, bridges, parks, trails and other identified needs. (Derived from the planning process, existing county plans and the county's CIP.)

Work Plan – Comprehensive Plan Development

Phase 2: Draft Documentation Research & Preparation (continued)

- 2.3 Develop goals, objectives and policies (Under Review)
- 2.4 Create Future Land Use (FLU) Map based on the Farmland Preservation Plan. “Planning from the Outside-In”
 - Utilizing the farmland preservation areas previously identified, the County Future Land Use Map will be created.
 - Since the County does not provide county zoning and thus does not regulate land use, the FLU Map will only include two FLU categories: “Agriculture” and “Other Development”.
 - Since all towns in the County have their own zoning ordinance and therefore regulate land use, land within the “Other Development” category will be planned for more specifically by each town’s comprehensive plan which is not part of this scope.

Work Plan – Comprehensive Plan Development

Phase 2: Draft Documentation Research & Preparation (continued)

- 2.5 Incorporate recommendations from other agency plans: WDOT, WDNR, Etc.
- 2.6 Incorporate recommendations from other County Departments
Highway & Public Works, Emergency Management, Land & Water Conservation, Parks & Trails and Planning & Development for input relative to future projects in the areas of transportation, parks, trails, public buildings, etc.
- 2.7 Prepare “Draft” Comprehensive Plan. All nine (9) elements.
This task is basically the assembly of all the information and recommendations gathered to date. This will be the first version of the document provided.
- 2.8 Send Draft Future Land Use Map to Towns for final review



Work Plan – Comprehensive Plan Development

Phase 2: Draft Documentation Research & Preparation (continued)

- **2.9 Revise “Draft” based on comments received from Planning and Development Department**
- **2.10 Present “Draft” Plan to the Education, Agriculture and Recreation Committee**
Once the "Draft" plan document has been produced and reviewed by the Planning and Development, it will be forwarded to the Education, Agriculture and Recreation Committee for their review. This Committee will ultimately make the decision on when the document's contents are ready to display at Public Informational Meeting #2.
- **2.11 Education, Agriculture and Recreation Committee discusses comments from Public Informational Meeting #2**
This meeting will be held to discuss the feedback received at Public Informational Meeting #2 on the “Draft” versions of the plans. Due to comments, changes may be recommended.
- **2.12 Make revisions to “Draft” Plan to create “Pre-Final” Plan**



Work Plan – Comprehensive Plan Development

Phase 3: Pre-Final and Final Plan Document

- **3.1 Committee Action “Pre-Final” (Recommended Plan)**

Per statutory requirements, the Education, Agriculture and Recreation Committee must pass a resolution recommending the approval of the comprehensive plan. That is why this version of the plan document is often referred to as the "Recommended Plan". Once the Committee passes the resolution, the "Recommended Plan" must go to Public Hearing.

- **3.2 Make revisions to “Draft” Plan to create “Pre-Final” Plan**

- **3.3 Hold County Public Hearing on “Pre-Final” Plan**

- **3.4 County Board Action on Pre-Final “Recommended” Plan**

- **3.5 Make revision to “Pre-Final” if requested by County Board**

The County Board can suggest some minor modifications to the plan. However, please note that any "significant" changes directed by the County Board will require the plan to go back to Committee, requiring the passage of another resolution by the Committee and a Public Hearing.



Work Plan – Comprehensive Plan Development

Phase 3: Pre-Final and Final Plan Document (continued)

- **3.6 Develop County Board ordinance for plan adoption**

The comprehensive plan must be adopted by ordinance. This task should be undertaken by the Fond du Lac County Corporation Counsel.

- **3.7 Deliver Final Plan to County**

Once adopted by ordinance, the "Final Plan" including both the Resolution and County Board Ordinance will be developed in a digital format for distribution. By law (Chapter 91), a county comprehensive plan must be adopted with the inclusion of the farmland preservation plan.

